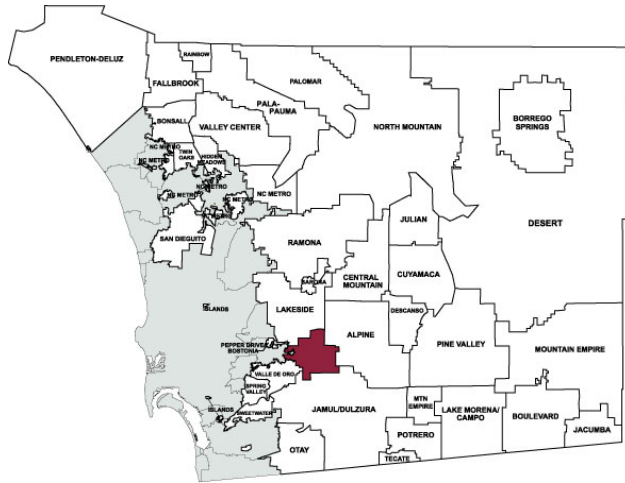


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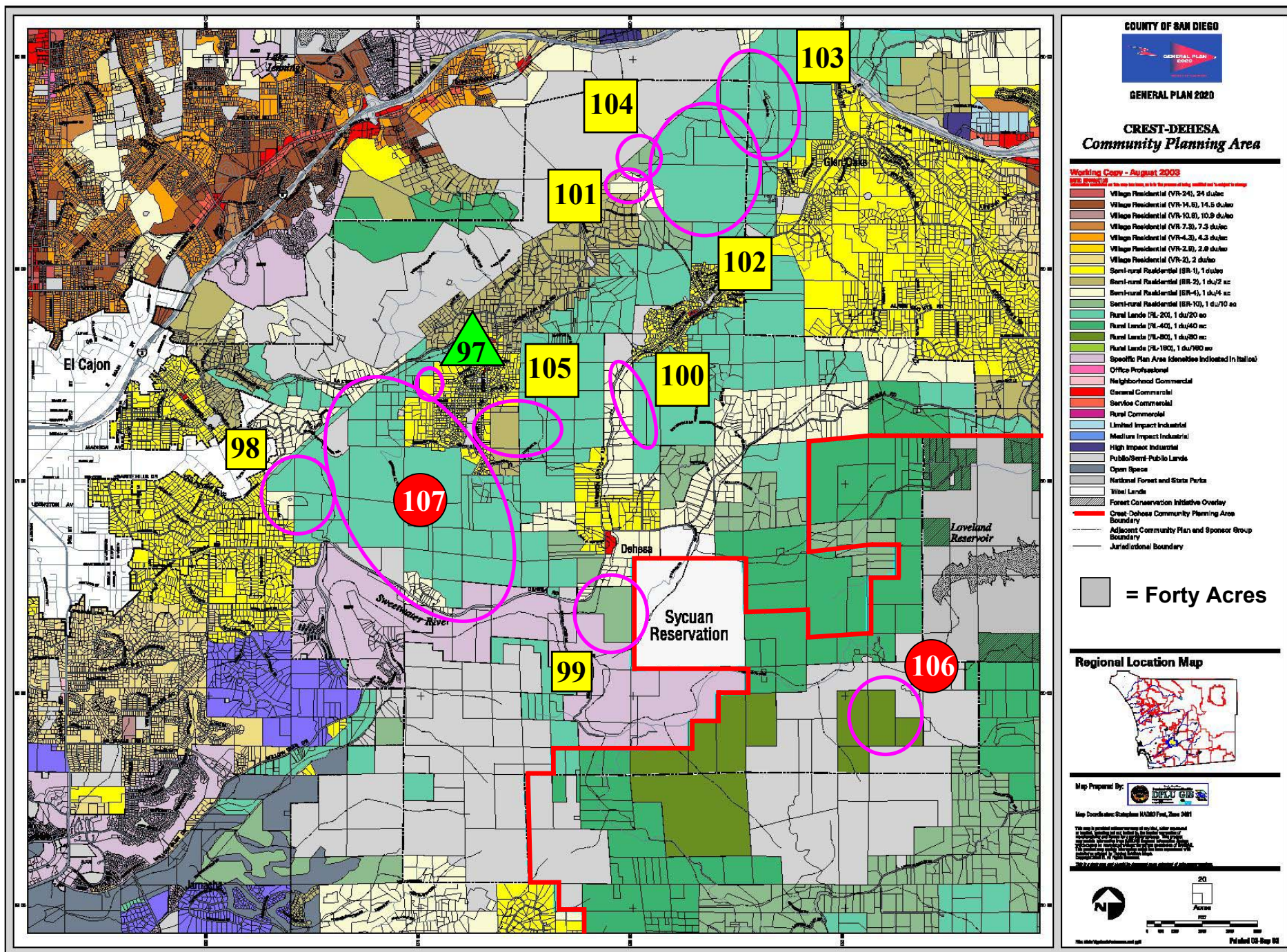
CREST/DEHESA/HARBISON CANYON/GRANITE HILLS



Crest/Dehesa/Harbison Canyon/Granite Hills had 11 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands throughout the subregion. These areas were designated as Rural Lands because of physical and environmental constraints, which are predominant characteristics of this subregion. A compromise solution was applied to areas located in proximity to existing infrastructure and services and areas adjacent to similar existing development patterns in order to improve the level of consensus in this planning group area. The compromise solutions provide density transitions for existing development patterns from the Rural Lands densities applied and maintains consistency with surrounding densities in adjacent communities and the remainder of the plan area.



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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
97	<p><i>Bob Fullerton</i></p> <p>Inside CWA boundary. Adjacent to existing development of Crest.</p> <ul style="list-style-type: none"> • 11.97 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Change to Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with area to the east that has similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – physically suitable with minimal slope on entire site and adequate vehicular access • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
98	<p><i>David Jewell</i> (representing property buyer)</p> <p>Inside CWA boundary. Adjacent to Granite Hills.</p> <ul style="list-style-type: none"> • 102.44 total acres • Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres (parcel adjacent to Granite Hills) 1 du/20 acres (remainder)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (three closest parcels to Granite Hills) Rural Lands: <u>1 du/20 acres</u> (remainder)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with area to the southwest that has similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – portion assigned Semi-Rural densities is: <ul style="list-style-type: none"> · Adjacent to existing development · Physically suitable with minimal slope and adequate vehicular access • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
99	<p><i>Smith Family</i> <i>Carol A. Leone</i> <i>(representing Kern Family, LLC)</i></p> <p>Inside CWA boundary. Adjacent to Sycuan Indian reservation and Sloane Canyon sand mining operation.</p> <ul style="list-style-type: none"> • 106.28 acres • Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/10 acres (slope / floodplain areas) 1 du/4 acres (remainder)</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes existing parcelization and land uses • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – physical and environmental constraints <ul style="list-style-type: none"> · Approximately one-half of property has slopes greater than 25% · Approximately one-third of property is within a floodplain · Within MSCP Preapproved Mitigation Area · Within Resource Conservation Area • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
100	<p><i>Lorraine Walls</i></p> <p>Inside CWA boundary. Adjacent to Harbison Canyon Road.</p> <ul style="list-style-type: none"> • 72.25 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (two western parcels) Rural Lands: <u>1 du/20 acres</u> (eastern parcel)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization and vehicular access • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on the characteristics of the land</i> – physical and environmental constraints in area designated Rural Lands <ul style="list-style-type: none"> · Slope greater than 25% on majority of site · Portion in MSCP Preapproved Mitigation Area · Portion within Resource Conservation Area • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and portion assigned Semi-Rural densities has adequate vehicular access • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner
101	<p><i>Frank Bongiovanni</i></p> <p>Inside CWA boundary. Located in northern portion of plan area.</p> <ul style="list-style-type: none"> • 15.3 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area of 4 to 5-acre parcels • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – physically suitable and has no environmental constraints • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
102	<p><i>John Gibson</i></p> <p>Inside CWA boundary. Located in the northern portion of the plan area.</p> <ul style="list-style-type: none"> • 367.87 total acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres (slope-dependent)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area with similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on the characteristics of the land</i> – physical and environmental constraints include: <ul style="list-style-type: none"> · Slope greater than 25% on majority of site · Portion in MSCP Preapproved Mitigation Area · Portion in Resource Conservation Area • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner
103	<p><i>William Schwartz (representing Crestlake)</i></p> <p>Inside CWA boundary. Located in the Alpine, Lakeside, and Crest/Dehesa plan areas.</p> <ul style="list-style-type: none"> • Approximately 294 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area with similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – physical/environmental constraints <ul style="list-style-type: none"> · Slope greater than 25% on approximately one-third of site · Portion within MSCP Preapproved Mitigation Area · Portion within Resource Conservation Area • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
104	<p><i>Robert Davison</i></p> <p>Inside CWA boundary. Located in northern portion of plan area, adjacent to preserved land.</p> <ul style="list-style-type: none"> • 42 total acres • Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (southwestern parcel) Semi-Rural: <u>1 du/10 acres</u> (remainder of area)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – southwestern parcel is physically suitable and has no environmental constraints • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner
105	<p><i>Paul Ulrich</i></p> <p>Inside CWA boundary. Adjacent to existing development of Crest.</p> <ul style="list-style-type: none"> • 91 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres (western portion) Semi-Rural: 1 du/4 acres (eastern portion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/2 acres</u> (western portion) Rural Lands: <u>1 du/20 acres</u> (eastern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with area to the west that has similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Portion assigned Semi-Rural densities is physically suitable and has adequate vehicular access • Portion assigned Rural Lands densities has physical/environmental constraints • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
106	<p><i>Teyssier Family Trust</i></p> <p>Outside CWA boundary. Surrounded by public land.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area with similar physical and environmental constraints • <i>Assign densities based on characteristics of the land</i> – majority of site is physically/environmentally constrained and lacks vehicular access • <i>Locate growth near infrastructure, services and jobs</i> – located outside the CWA boundary, lacks infrastructure, services, and vehicular access • <i>Create a model for community development</i> – referral request would create an isolated pocket of Semi-Rural development • <i>Obtain a broad consensus</i> – incorporates preference of community planning group
107	<p><i>Lee Vance</i></p> <p>Inside CWA boundary. Located between Crest and the Singing Hills Specific Plan.</p> <ul style="list-style-type: none"> • Approximately 1,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Specific Plan</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of traditional village areas; site is inappropriate for extension of Semi-Rural densities • <i>Assign densities based on characteristics of the land</i> – majority of site is physically and environmentally constrained • <i>Locate growth near infrastructure, services and jobs</i> – lacks infrastructure, services, and has limited vehicular access • <i>Create a model for community development</i> – will produce a disjointed land development pattern in an area categorized as Rural Lands • <i>Obtain a broad consensus</i> – incorporates preference of community planning group

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